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NORTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 4 JUNE 2024

Present: Cllrs Richard Crabb (Chair), David Taylor (Vice-Chair), Les Fry, Jack Jeanes, Sherry Jespersen, Carole Jones, Rory Major, Val Potheary, Belinda Ridout, James Vitali and Carl Woode

Apologies: Cllr Barrie Cooper

Officers present (for all or part of the meeting):

Jamie Francis (Planning Officer), Joshua Kennedy (Democratic Services Officer), Hannah Massey (Lawyer - Regulatory), Kathryn Melhuish (Conservation and Design Team Leader), Steve Savage (Transport Development Liaison Manager), Hannah Smith (Development Management Area Manager (North)), Megan Rochester (Democratic Services Officer), Kirsten Williams (Lead Project Officer) and Cass Worman (Planning Officer).

1. **Declarations of Interest**

Cllr Richard Crabb declared an interest to agenda item 6, in that he had debated and voted on this matter when it was considered by Sherborne Town Council's planning committee. It was agreed that he would not take part in the debate or discussion and would leave the room when the item was considered.

Cllr Val Potheary made a statement in respect of agenda item 7 in that she had chaired the Gillingham Town Council planning meeting that considered this matter. However, she did not participate in the debate and did not vote on the item. She had not pre-disposition or pre-determination in respect of the matter. It was agreed that she would take part in the debate and discussion.

2. **Minutes**

The minutes of the meeting held on Tuesday 9th April 2024 were confirmed and signed.

3. **Registration for public speaking and statements**

Representations by the public to the Committee on individual planning applications are detailed below. There were no questions, petitions or deputations received on other items on this occasion.

4. **Planning Applications**

Members considered written reports submitted on planning applications as set out below.

5. **P/FUL/2024/00846 - Sherborne House, Newland Sherborne, Dorset, DT9 3JG**

Cllr Richard Crabb left the room and Vice-Chair Cllr David Taylor led agenda item 6.

With the aid of a visual presentation including plans and aerial photographs, the Case Officer identified the site and explained the proposal and relevant planning policies to members. Photographs of the proposed elevations and layout were shown. In addition to this, the Case Officer identified different viewpoints from within and outside of the proposed site. Members were informed that the proposal was a multi-use space which had a restored café and bar area which would have generated an income for the proposal and Sherborne. Officers had worked closely with architects to create a well-designed site to ensure it was in keeping with the local area. Comments made by Natural England were highlighted, however, The Case Officer informed members that the proposal was a sufficient distance from nearby listed buildings and was the most viable option. The presentation provided details of what had been a successful renovation project which had created more enjoyment of the site and a community asset which was free for public use and had significant community and educational benefits which outweighed any harm. Therefore, the officer's recommendation was to grant subject to conditions set out in the officer's report.

Public Participation

Mr Pitman addressed the committee and discussed what had been a monumental refurbishment which was in keeping with the area and was free to the public for their enjoyment. The agent noted comments made by Historic England and was pleased that they had not objected to the proposal before members. In addition to this, Mr Pitman felt as though the location of the proposal unit was well chosen and highlighted that the storage was key to the success and viability of Sherborne. He explained that the completion works were scheduled to finish next month and was pleased with the positive feedback which had been received. He hoped that members would support the officer's recommendation.

Members questions and comments

- Members felt that there was a need for the storage facility and felt as though it had been placed strategically. They also praised the existing development and the progress of it as well as noting the materials used.
- Concerns regarding whether the mural would have been painted directly onto the storage unit and the maintenance of this.
- Comments regarding the proposal not being visually intrusive and was in keeping with the area.

- Overall, members were pleased with the proposal and praised the work which had been completed as it had kept the best interests of the town at the centre of their work.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to **APPROVE** the officer's recommendation to **GRANT** permission as recommended, was proposed by Cllr Les Fry, and seconded by Cllr Sherry Jespersen.

Decision: To grant the officer's recommendation for approval.

6. **P/RES/2022/07898 - West of Shaftesbury Road (Land on Ham Farm), Land South of Gillingham, Shaftesbury Road, Gillingham**

The Case Officer provided members with the following update:

- Typo corrections had been made to pages 3, 20 and 26 of the officer's report.

With the aid of a visual presentation including plans and aerial photographs, the Case Officer identified the site and explained the proposal and relevant planning policies to members, as well as highlighting that the application which was before members was a reserved matter application which followed the grant of an outline application which allowed for a local centre for community uses. Details of the previous approved plans were discussed. Photographs of the layout scheme, street scene elevations, illustrative loop roads and masterplans were shown. Members were shown the strategic allocation plan as well as the approved site plan for a 34 dwelling proposal which was located adjacent to the site. Details of affordable housing, building heights, parking strategies and refuse collection were provided.

The Case Officer also referred to the Materials Plan, Character Area Details, and the Landscape Masterplan. In addition to this, members were also informed of the biodiversity and compensation measures which included the establishment of hedgerows, biodiversity corridors and the installation of bat and bird boxes. The presentation showed images as to where these would be allocated across the site. Consideration had been undertaken regarding the lighting proposal in relation to bats, residential immunity space and footpath networks. Additional improvements such as additional parking and street planting had also been made. The development would not have led to any material harm to residential amenity. It was acceptable in terms of scale, layout, appearance, and landscaping. There were no material considerations which would warrant refusal; therefore, the officer's recommendation was to grant subject to conditions set out in the officer's report.

Public Participation

Mr Moore addressed the committee and informed members that he owned a contracting business which backed onto the development. He had no objections to the proposal, however, was concerned regarding the noise of a working yard to future residents. Mr Moore felt as though the inclusion of acoustic fencing or strategic planting would mitigate noise impacts to avoid future problems between residents and workers.

The agent addressed the committee and highlighted that the proposal was for residential use and had complied with the Section 106 agreement. He discussed the location of the units and the financial incentives which had been offered by the applicant. Praising their delivery of affordable housing on the proposed site and others. Mr Ruddock also responded to comments made by Environmental Health Officers and also discussed separation distances, the urban design and vegetation. The agent thanked the officers for their work and hoped members would support the recommendation to support the proposal.

Members questions and comments

- Questions regarding the inclusion of energy efficient resources such as solar panels and electric car charging points. Members felt that this was a missed opportunity and hoped future developers would consider this when making further applications.
- Cllr Jespersen referred to paragraph 16.5 of The Case Officer's report and noted the comments made by the Housing Enabling Team regarding the large number of flats and 2-bedroom provision. She felt it would be useful to note that the acceptability of this had been explained by officers previously and it was only relevant to the proposed site as it was part of a much larger scheme.
- Confirmation regarding the implementation of hedging and fencing.
- Questions regarding affordable unit accessibility and clarification regarding the acoustic design statement.
- Members were pleased with the inclusion of affordable housing and praised the well-designed proposal which included landscaping and open design.
- Clarification regarding flood risk management.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to **APPROVE** the officer's recommendation to **GRANT** planning permission as recommended, was proposed by Cllr Belinda Rideout, and seconded by Cllr Val Pothecry.

Decision: To grant the officer's recommendation for approval.

7. **P/FUL/2024/00958 - The Tree House, Duck Lane, Stalbridge, DT10 2LP**

With the aid of a visual presentation including plans and aerial photographs, the Case Officer identified the site and explained the proposal and relevant planning policies to members. Photographs of the existing land which featured mature trees and shrubs, proposed site access and images of neighbouring properties which featured perimeter fencing were shown. Members were informed that the application had been submitted by Dorset Council and that the proposal was outside the settlement boundary but was within the conservation area. The development was not considered to be harmful to the conservation area and the location of the proposal was considered sustainable. The Case Officer highlighted that The Tree House was a grade 2 listed building however, the proposed site would not impact the building, nor would it have been harmful to the setting or heritage assets. Images of surrounding agricultural land to the north and northwest of the site were provided. Members were informed that the proposal would have provided better educational facilities, therefore, the recommendation was to grant subject to conditions set out in the officer's report.

Public Participation

No public speakers registered.

Members questions and comments

- The Local Ward Member felt that it was a sensible proposal within a sustainable location which had responded to the increase in housing stock in Stalbridge. Cllr Vitali noted that an expansion was needed for the school to ensure future proofing. Strong support had been received from both the council and local residents.
- Clarification regarding parameter fencing.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to **APPROVE** the officer's recommendation to **GRANT** planning permission as recommended, was proposed by Cllr James Vitali, and seconded by Cllr Sherry Jespersen.

Decision: To grant the officer's recommendation for approval.

8. **Urgent items**

There were no urgent items.

9. **Exempt Business**

There was no exempt business.

Decision Sheet

Duration of meeting: 10.00 - 11.38 am

Chairman

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Northern Area Planning Committee
Tuesday 4th June
Decision List

Application Reference: P/FUL/2024/00846

Application Site: Sherborne House Newland Sherborne Dorset DT9 3JG

Proposal: Site a metal storage container

Recommendation: GRANT

Decision: Grant, subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

WD-1282-990 C1 Location plan
WD-1282-991 C1 Existing site plan
WD-1282-992 C1 Proposed site plan
WD-1282-993 C2 Floor plan
WD-1282-994 C1 Elevations 1 & 2
WD-1282-995 C1 Elevations 3 & 4

Reason: For the avoidance of doubt and in the interests of proper planning.

Informative Notes:

1. Informative: National Planning Policy Framework Statement
In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case: -The application was acceptable as submitted and no further assistance was required.

Application Reference: P/RES/2022/07898

Application Site: West Of Shaftesbury Road (Land on Ham Farm), Land South of Gillingham, Shaftesbury Road, Gillingham

Proposal: Erection of 280 dwellings and associated parking, landscaping and infrastructure (reserved matters application to determine appearance, landscaping, layout and scale) following grant of outline planning permission 2/2018/0036/OUT).

Recommendation: Approve, subject to conditions

Decision: **A) Approval of Reserved Matters, subject to the following conditions:**

1. The development to which these reserved matters and accompanying details relates shall be begun not later than two years from the date of this permission.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

2. The development hereby approved shall be carried out in accordance with the following approved plans:

P22-0615_DE_0005-01N Site Layout

P22-0615_DE_0005-02D Materials Plan

P22-0615_DE_0005-03G Boundaries and Surfaces

P22-0615_DE_0005-04E Adoption Plan

P22-0615_DE_0005-05E Parking Plan

P22-0615_DE_0005-06E Refuse Plan

P22-0615_DE_0005-07E Building Heights

P22-0615_DE_0005-08F Affordable Plan

P22-0615_DE_0005-013 E Housetype Pack

P22-0615_DE_0005-0014_D Apartments

P22-0615_15B Design and Access Statement

P22-0615_DE_0005-16A Design and Access Statement Addendum

P22-0615_EN_004G Landscape Masterplan

P22-0615_EN_005G Concept On-Plot Landscape Proposals

P22-0615_EN_006D Landscape and Ecology Management Plan
P22-0615_EN_009E Street Plot Tree Analysis
P22-0615_EN_10C Detailed On-Plot Landscape Proposals
P23722-01G Adoptable Lighting Calculation
P23722-02G Private Lighting Calculation
P23722-03E Lighting Calculation
SW3007-C-3020-P06 S38 Agreement Plan
SW3007-C-3021-P06 S38 Agreement Plan
SW3007-C-3022-P05 S38 Visibility and Chainages Plan
SW3007-C-3023-P05 S38 Visibility and Chainages Plan
SW3007-C-3511-P03 Proposed Drainage Sheet 1
SW3007-C-3512-P03 Proposed Drainage Sheet 2
SW3007-C-3513-P03 Proposed Drainage Sheet 3
SW3007-C-3601-P03 Proposed Levels Sheet 1
SW3007-C-3602-P03 Proposed Levels Sheet 2
SW3007-C-3603-P03 Proposed Levels Sheet 3
SW3007-C-3620-P03 Ditch Crossing Level Agreement
SW3007-C-3001-P05 Refuse Vehicle Swept Path Analysis Sheet 1
SW3007-C-3002-P05 Refuse Vehicle Swept Path Analysis Sheet 2
SW3007-C-3003-P05 Refuse Vehicle Swept Path Analysis Sheet 3

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The development hereby approved shall proceed only in accordance with the details set out in the Arboricultural Method Statement dated April 2024 setting out how the existing trees are to be protected and managed before, during and after development. Note the requirement for a preconstruction meeting to be arranged with the Project Arboriculturist and Local Planning Authority tree officer on site. In addition, adequate Arboricultural supervision is required when the following activities take place;

- Excavation to establish the formation level for the kerb edging.
- Pouring of concrete (unless a concrete free installation method is to be used).
- The installation of cellular confinement systems, and interior road creation etc.

Reason: To ensure thorough consideration of the impacts of development on the existing trees.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following first occupation of the development; and any trees or plants which, within a period of 5 years from the completion of this phase of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed with the Local Planning Authority.

Reason: In the interest of the amenity and appearance of the location.

5. No development shall proceed beyond damp proof course level until full specification details of all external facing materials (including, walls, roofs and fenestration detail) has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with the approved materials and shall also comply with the approved materials distribution plan (P22-0615-DE-0005-02D Materials Plan).

Reason: To ensure a satisfactory visual appearance of the development.

6. Before installation of any air source heat pumps or similar equipment, a noise report from a suitably qualified/experienced person shall be submitted to and agreed in writing by the Local Planning Authority. The written report shall follow the BS4142:2014 format and contain details of background sound measurements at times when the plant is likely to be in operation, against the operational plant sound level(s). The report shall predict the likely impact upon sensitive receptors in the area and all calculations, assumptions and standards applied shall be clearly shown. Where appropriate, the report shall set out appropriate measures to provide mitigation to prevent loss of amenity and prevent creeping background noise levels. The agreed mitigation measure shall be fully implemented and permanently retained thereafter.

Reason: In order to protect the living conditions of future occupiers of residential properties.

7. Prior to any occupation of development hereby approved, a final Acoustic Design Statement shall be submitted to and approved in writing by the Local Planning Authority. This statement shall demonstrate how occupiers of the approved dwellings will be protected from their noise climate, including anticipated traffic noise and where necessary, noise mitigation measures for the dwellings. Any such noise mitigation measures must be fully established, implemented, and maintained for the lifetime of the development, and avoid conflict with ventilation requirements.

Reason: In order to protect the living conditions of future occupiers of residential properties.

8. The development hereby approved shall be undertaken in accordance with the detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the Biodiversity Mitigation and Enhancement Plan (RSK Biocensus – Project No. 2485999 Rev 03 11/12/2023).

Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

9. Prior to use or occupation of development hereby approved, a scheme showing details of the proposed cycle parking facilities shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the approved details shall be maintained, kept free from obstruction and available for the purpose specified.

Reason: To ensure provision of adequate cycle parking to support sustainable transport; in the interests of highway safety and residential amenity.

10. The construction of the development hereby approved shall be limited to between the hours of 07:00hrs – 19:00hrs on Mondays to Fridays, 08:00hrs – 13:00hrs on Saturdays, with no activity on Sundays or Public Holidays.

Reason: To safeguard the amenity of the area and living conditions of any surrounding residential properties.

Informatives

11. In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.
- The applicant was provided with pre-application advice.
- The application was acceptable as submitted and no further assistance was required.

12. The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under Section 38 of the Highways Act 1980, the applicant should contact Dorset Council's Development team. They can be reached by telephone at 01305 225401, by email at dli@dorsetcc.gov.uk, or in writing at Development team, Dorset Highways, Environment and the Economy, Dorset Council, County Hall, Dorchester, DT1 1XJ.

13. Street Naming and Numbering

The Council is responsible for street naming and numbering within our district. This helps to effectively locate property for example, to deliver post or in the case of access by the emergency services. You need to register the new or changed address by completing a form. You can find out more and download the form from our website www.dorsetcouncil.gov.uk/planning-buildings-land/street-naming-and-numbering.

Appendix 1 – Details submitted to seek discharge of Condition nos. 7 (Palette of materials), 8 (Updated Arboricultural Impact Assessment), 10 (Landscape Management Plan) & 23 (Landscape and Ecological Management Plan) of Outline Planning Permission No. 2/2018/0036/OUT

As set out above, the case officer considers that the proposed external material types are sufficient to discharge Outline Condition 7, given this parcel's context between the Principal Street and the countryside edge. A new condition (No. 5 above) is proposed to secure the precise specifications for these external materials.

The case officer considers that the amended Arboricultural Impact Assessment is sufficient, for Condition 8 to be discharged.

Condition 10 requires Reserved Matters to include a landscape management plan, to include long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens. The case officer considers that the landscape management details submitted with this application are sufficient to discharge Condition 10.

Condition 23 requires Reserved Matters to include a landscape and ecological management plan (LEMP). The Council's Landscape Architect and Natural Environment Team has raised no objection to the submitted LEMP for this phase. Condition 23 can therefore be discharged.

A Biodiversity Construction Environment Management Plan (CEMP) for this parcel has also been submitted to seek part-discharge of Condition 32. This is considered acceptable by the Council's Natural Environment Team and therefore discharges the biodiversity requirements of Condition 32.

Application Reference: P/FUL/2024/00958

Application Site: The Tree House Duck Lane Stalbridge DT10 2LP

Proposal: Change of use of part of garden to school land for education use, including installation of fencing to site boundary

Recommendation: GRANT permission subject to conditions

Decision: Grant, subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
L7000 P1 Location plan
L-7001 P1 Existing site plan
L-7002 P1 Proposed site plan

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan certified by the Dorset Council Natural Environment Team on 17/11/2023 must be implemented in accordance with any specified timetable and completed in full (including photographic evidence of compliance being submitted to the Local Planning Authority in accordance with section J of the Biodiversity Plan) prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The development shall subsequently be implemented entirely in accordance with the approved details and the mitigation, compensation and enhancement/net gain measures shall be permanently maintained and retained.

Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

4. The development hereby approved shall proceed only in accordance with the details set out in the Arboricultural Impact Statement dated December 2023 setting out how the existing trees are to be protected and managed before, during and after development.

Reason: To ensure thorough consideration of the impacts of development on the existing trees

5. Prior to first use of the site in association with the school, the new fences as detailed on approved plan numbered L-7002 P1 Proposed site plan, shall be erected in full. The fences shall be permanently maintained and replaced as necessary.

Reason: to safeguard privacy and amenity of The Tree House and pupils of Stalbridge Primary School.

Informative Notes:

1. Informative: National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant was provided with pre-application advice.

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